

**Address:** 22269 Shelton Trail , Atlanta , MI ; 49709



**MLS#:** 201824770 **List Price:** \$ 149,000  
**Type:** Residential **Status:** Active  
 Lot  
**Prop Type:** Residential **Bedrooms:** 3  
**Bathrooms:** 1 **Gar Y/N:** No  
**Gar Type:** None **Gar Stall:** 0  
**Style:** Cabin **Waterfront:** Deeded Access  
**County:** Montmorency **Development:** Canada Creek Ranch

**Lake/River Other:** Lake Virginia

<b>Construction:</b>	Frame	<b>Frontage:</b>	None	<b>Lake/River Name:</b>	Other
<b>Tax ID</b>	006-650-000-028-00, 026-00	<b>Lot Dim:</b>	200 x 100	<b>Lot Size:</b>	20,000.00
<b>Yr Built:</b>	1940	<b>Above SqFt:</b>	980	<b>Total SqFt:</b>	980
<b>SqFt Source:</b>	County Records	<b>School District:</b>	Atlanta	<b>Township/City/Village:</b>	Montmorency
<b>Subdivision or T/R:</b>	T32N R2E	<b>Ownership Status:</b>	Owner	<b>Realtor.com Type:</b>	Residential-Single Family
<b>Full Baths</b>	1	<b>Half Baths</b>	0	<b>Internet Access</b>	Unknown

**Public Remarks:** Log cabin in the woods on Canada Creek Ranch. Immaculate cabin with a view of Lake Virginia and access across ranch property. The cabin has a gorgeous stone fireplace and wood laminate floors. Dining room that overlooks the woods and the lake. There are 3 membership being sold with or possibly sold prior to close. The cabin sits on 4 lots. Enjoy all the CCR has to offer: 13,500 acres of hunting property, 5 lakes and two blue ribbon trout streams.

**Directions:** S Entrance to Pete to Shelton Trail house down the hill on the right side

**Showing Instructions:** Lock Box

<p><b>Rooms:</b> Living Room Size: 19 x 15; Living Room Level: 1st; Dining Room Size: 13.6 x 7.7; Dining Room Level: 1st; Kitchen Size: 9.5 x 9.8; Kitchen Level: 1st; Bedroom 1 Size: 9.6 x 9.5; Bedroom 1 Level: 1st; Bedroom 2 Size: 9.8 x 9.3; Bedroom 2 Level: 1st; Bedroom 3 Size: 8 x 9.5; Bedroom 3 Level: 1st; Bath 1 Type: Full; Bath 1 Level: 1st; Bath 1 Size: 6.5 x 6.5</p> <p><b>Other Rooms:</b> Formal Dining</p> <p><b>Interior Features:</b> Fireplace; Vaulted Ceilings; Wood Laminate</p> <p><b>Appliances &amp; Equipmt:</b> Ceiling Fan; Microwave; Water Heater: Electric</p>	<p><b>Foundation:</b> Crawl</p> <p><b>Basement Specifics:</b> None</p> <p><b>Schools:</b> Elementary School: Atlanta; High School: Atlanta</p> <p><b>Taxes and Possession:</b> Taxes: 980.00; Tax Year: 2022; Homestead: No; Possession: immediate; Association Dues: Yes; Association Fee: 980.00; Association Fee Frequency: Annually</p> <p><b>Heating/Air:</b> Natural Gas; Wall Furnace; Wood</p> <p><b>Laundry:</b> None</p> <p><b>Water:</b> Well</p> <p><b>Sewer:</b> Septic</p> <p><b>Age:</b> 31+ Years Approx</p> <p><b>Exterior:</b> Half Log</p> <p><b>Exterior Features:</b> Hunting Prop; Natural; Shed</p> <p><b>Road:</b> Dirt; Maintained</p> <p><b>Terms:</b> Cash; Conventional Mortgage</p> <p><b>Sign:</b> Sign: Yes</p> <p><b>Documents/Disclosure:</b> Property Disclosure; Survey</p>
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<b>Ownership Status:</b>	Owner	<b>BA:</b>	3	<b>SA:</b>	0
<b>TC:</b>	0				